

Executive Summary

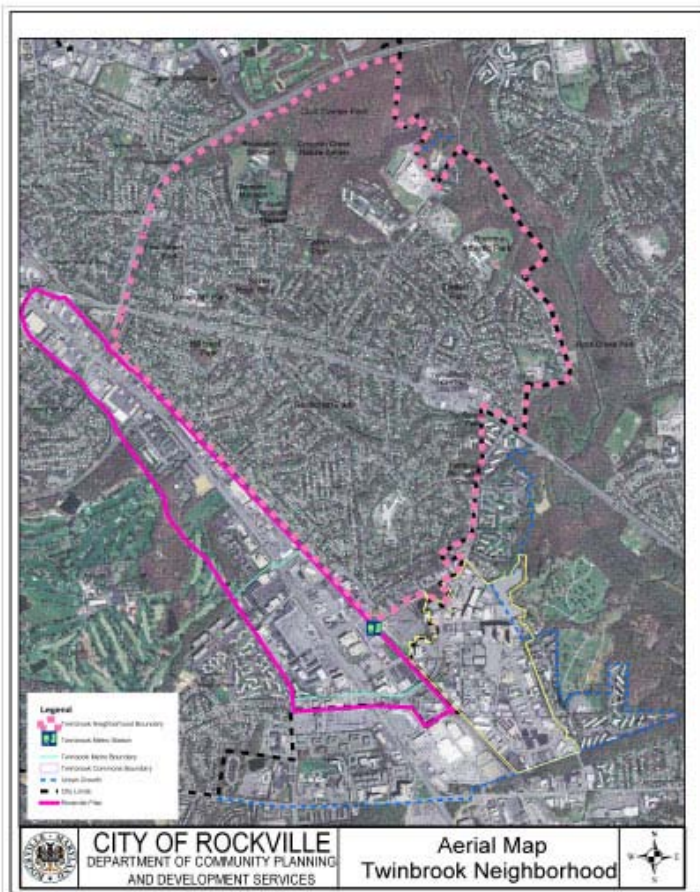
Twinbrook Neighborhood Plan

Staff Draft Executive Summary

Purpose

The primary purpose for preparing a neighborhood plan for Twinbrook is to provide our area residents and property owners with an opportunity to plan for their community's future. This plan is intended to offer a blueprint for the community for the next twenty years. The members of the Advisory Group worked very hard and for long hours to make sure that the Plan is in line with the Mayor and Council's March 2004 initiative to strengthen Rockville's neighborhoods and sense of community, and to ensure that new development in the City enhances Rockville's quality of life.

Planning Area



The Twinbrook area is located in the southeastern section of the City and the neighborhoods are bounded by the CSX and Metro railroad tracks to the southwest, First Street/Norbeck Road to the northwest and the City's eastern boundary along Rock Creek Park and Twinbrook Parkway. The neighborhoods are bisected by Veirs Mill Road, which contains the primary commercial node in the area.

The City of Rockville Master Plan considers the area north of Veirs Mill Road to be Planning Area 7, *Twinbrook Forest/Northeast Rockville*. Planning Area 8, *Twinbrook*, is south of Veirs Mill Road.

However, many City residents consider the "Twinbrook" neighborhood to be located both north and south of Veirs Mill Road, and for the purposes of developing a new

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Twinbrook Neighborhood Plan, the two Planning Areas are being considered together. Considering the two adjacent planning areas together offers an opportunity to examine the land use and zoning elements, together with other shared concerns, in a consistent and even-handed manner.

Neighborhood Vision

The Advisory Group proposed the following vision for the community:

Our Vision For Our Residents:

“Twinbrook has evolved from a low-density, single-family residential suburban area, into an increasingly diverse and densely populated neighborhood. One constant has always been a community that values civic engagement and quality of life issues.

The Twinbrook Neighborhood Plan seeks to preserve these strengths: by maintaining and enhancing the historic residential character of Twinbrook; by upgrading its publicly owned spaces and facilities; by intelligent planning/zoning that encourages easy access to retail and mass transit, provides for recreation while fostering community pride; and, by directing future growth towards mixed-use development on land currently zoned for commercial and industrial uses, as designated in this Plan.”

Community Characteristics

The U.S. Census 2000 indicates that the total population for the Twinbrook neighborhoods is 10,847, with 5,414 residents in Planning Area 8 and 5,433 in Planning Area 7. There were a total of 4,689 housing units, with an average household size of 2.8 persons per household. This compares with an average household size of 2.6 persons for the City as a whole, indicating that there are more residents per household in Twinbrook than in the balance of the City.

Family households made up 71% of the households in Twinbrook. This figure includes both married-couple families (56%) and other families (15%). Nonfamily households made up 8% of all households in Twinbrook. Female single parent households comprised 11% of the population, and one-person households comprised 21% of the population.

According to the US Census 2000 there were 272 residents (17% of the City total) of 65 years and older living alone in the three census tracts that make up the Twinbrook neighborhoods.

22% of the residents of Planning Area 8 and 16% of Planning Area 7 identified themselves as Hispanic or Latino in the 2000 Census, making those of Hispanic or Latino origin the largest minority ethnic group in the Twinbrook neighborhoods

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While the decennial U.S. Census provides the most accurate information about the demographic composition of a neighborhood it does not, by the very nature of its ten-year cycle, capture change over time within the ten-year time frame. There are a number of additional sources of data, but many of them are projections, and most are not available at the neighborhood scale. One exception is data collected by the Montgomery County school system, which keeps records of the numbers of pupils eligible for the English for Speakers of Other Languages (ESOL) Program, as well as the Free and Reduced Meal System (FARMS) program. Eligibility for the ESOL program depends upon a child's level of English language fluency, while the eligibility threshold for FARMS changes from year to year, but is set above the Federal poverty level. The enrollment area for Twinbrook Elementary School is approximately contiguous with Planning Area 8¹, while the enrollment area for Meadow Hall Elementary School is contiguous with Planning Area 7, minus Burgundy Estates, which lies within the Maryvale Elementary School boundary.

Twinbrook and Meadow Hall Elementary Schools Free and Reduced-price Meal System Rate (As compared with Montgomery County as a whole)

School Year	Twinbrook Elementary (Planning Area 8)	Meadow Hall Elementary (Planning Area 7 – minus Burgundy Estates)	Montgomery County
2000 – 2001	48.1%	28.7%	27.6%
2001 – 2002	50.1%	33.0%	27.4%
2002 – 2003	53.7%	38.3%	28.4%
2003 – 2004	55.2%	39.7%	28.9%
2004 – 2005	60.3%	37.7%	30.0%

Source: Montgomery County Public Schools, *Schools at a Glance*

These figures indicate that the level of need has increased in the Twinbrook area over the past five years, both at greater levels within each school, and at a faster rate than in the County as a whole.

¹ The portion of the Twinbrook Elementary School enrollment area that lies outside Planning Area 8 is to the east of Twinbrook Parkway, outside the City limits. However, this area is within the City's growth boundary and the owners of the apartment communities located there could choose to annex into the City at a future date.

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**Twinbrook and Meadow Hall Elementary Schools
English for Speakers of Other Languages (ESOL) Rate
(As compared with Montgomery County as a whole)**

School Year	Twinbrook Elementary (Planning Area 8)	Meadow Hall Elementary (Planning Area 7 – minus Burgundy Estates)	Montgomery County
2000 – 2001	21.9%	11.0%	8.2%
2001 – 2002	25.2%	11.3%	10.4%
2002 – 2003	25.2%	11.7%	11.8%
2003 – 2004	20.4%	10.9%	11.0%
2004 – 2005	20.8%	12.5%	12.3%

Source: Montgomery County Public Schools, *Schools at a Glance*

These figures indicate that the Twinbrook Elementary enrollment area has a significantly higher level of diversity than the Meadow Hall area, which has a similar level of diversity to the County as a whole. The levels of eligibility for ESOL services have remained fairly constant, perhaps indicating that there is a regular infusion of pupils requiring the services each year: if fewer new students were eligible, rates should presumably fall as those within the program assimilated and gained English language fluency.

Regional Context: External Pressures on the Twinbrook neighborhoods

The Twinbrook Neighborhood Plan addresses issues important to its residents and seeks to define the neighborhood's role within the City of Rockville and in the surrounding area of Montgomery County. The economy of metropolitan Washington D.C. continues to thrive. Many people, and the businesses that employ and serve them, want to move here to enjoy the high quality of life and opportunity that this dynamic area offers.

The population of Montgomery County, including the City of Rockville, is expected to increase by 213,800 people – approximately 18.5% - over the next twenty-five years, with a population of 1,155,800 anticipated by 2030. The number of households is expected to increase by 94,300 - or 21% - over the same period, with 441,300 anticipated by 2030. The County's household composition is projected to look different in the future, with more single person and childless households than in the past. MNCPPC's 2003 Census update survey showed that 53% of County households have two people or less. As household sizes decrease, more and more residents are looking for less traditional housing options such as townhouses, apartments and single family homes on smaller lots.

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Montgomery County (including City of Rockville)						
Summary of Intermediate Population Forecasts						
2000	2005	2010	2015	2020	2025	2030
873,300	942,000	1,000,000	1,040,000	1,077,100	1,115,300	1,155,800
Summary of Intermediate Household Forecasts						
2000	2005	2010	2015	2020	2025	2030
324,600	347,000	370,000	390,000	407,900	424,800	441,300

Source: Metropolitan Council of Governments (MWCOC) Round 7.0 Cooperative Forecasts. Fall 2005

The population and household growth projections outlined above indicate that Montgomery County will need to add around 94,000 housing units during the next twenty-five years to accommodate its expected growth. However, very little developable land remains. The County has made a commitment to conserve large areas of rural land and to protect hundreds of thousands of acres in the Agricultural Reserve, thus limiting the amount of land available for new housing. The challenge of where to find the capacity to accommodate the projected population increase has led the County to look towards redevelopment and infill, and to redirect its planning efforts towards small area planning, especially around transportation nodes, with a greater emphasis on public participation. The County envisages the redevelopment of commercial shopping centers into vital, mixed-use communities that include a range of amenities and public space. This new effort is outlined in the Planning Framework Report entitled “*Revitalizing Centers...Reshaping Boulevards...Creating Great Public Spaces...*”

Like Montgomery County, the City of Rockville is fast becoming “built out”, in that there is very little undeveloped land left, and infill development, as well as the redevelopment of underutilized sites and obsolete uses, will allow the City to meet its current and future needs. The City has also recognized the need for the kind of small-area planning that the County is now undertaking, and community involvement is a hallmark of our planning process. This new Twinbrook Neighborhood Plan reflects the City’s commitment to include its citizens in the process of planning for the future of their own neighborhoods.

In an effort to manage its future growth, the City is making a major effort to update and revise the Zoning Ordinance. The existing Zoning Ordinance dates from 1975 and reflects standards that were appropriate for the “Greenfield” development in the new, growing suburban community that was the Rockville of thirty years ago. The City’s code is in the process of being revised in order to incorporate new ideas and new zoning concepts that can help to shape a city which is maturing towards full development. Such code concepts, if approved by the Mayor and Council, may be helpful in carrying out the recommendations of the Twinbrook Neighborhood Plan as well as those of other area plans within the City.

The Advisory Group made a special effort to coordinate its recommendations within the overall needs of the community, and not just address each planning element separately.

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Each of the subject chapters in our Plan was considered in the context of all other chapters. To guide our deliberations, we developed a series of five “catalysts” to guide us as we worked with the traditional planning elements. They are:

Catalyst 1 – Residential

Maintain and enhance the residential character of the Twinbrook neighborhoods to ensure continued viability and sustainability.

Catalyst 2 – The Public Realm

Maintain, upgrade and acquire publicly owned land to ensure that recreational opportunities, public accessibility and the natural environment enhance the quality of life for all residents.

Catalysts 3, 4 and 5 – The Non-Residential Areas:

Catalyst 3

Promote the renewal of the Twinbrook neighborhood commercial areas.

Catalyst 4

Promote the renewal of the Twinbrook neighborhood industrial areas.

Catalyst 5

Promote improvement of the Burgundy commercial area.

These catalysts are fully explained in the Draft Plan Chapter Eight - Implementation as we wrestled with how to implement our recommendations. The synopsis chart at the back of this summary will be helpful in understanding how our Twinbrook Neighborhood Plan is organized.

LAND USE

Land Use Patterns

There are approximately 1,300 acres of land within the two Twinbrook Planning Areas (7 and 8), of which the vast majority – 1,053 acres, more than 97% – is devoted to single-family housing.

Land use patterns in the Twinbrook neighborhoods were established when the area was first developed during the 1940s, 1950s and 1960s. The area’s “residential wedge”

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nature was further confirmed by the City of Rockville's 1960 Master Plan and by the 1964 Montgomery County General Plan, which laid out the system of residential wedges and commercial corridors that defines the County today. Subsequent City Master Plans, including the 1982 Twinbrook Neighborhood Plan, confirmed this development pattern.

There is very little vacant land available in Twinbrook, and there is little vacant land immediately adjacent to the city limits that can be annexed in and developed. Future development within the existing corporate limits of Rockville will be either the redevelopment of existing sites, such as Twinbrook Commons, or in-fill on the few remaining vacant or underdeveloped lots.

Residential

As noted, more than 97% of the land in Planning Areas 7 and 8 is zoned for residential uses with the balance zoned for commercial and industrial uses. There are currently four residential zones within the two Planning Areas. The majority of the land in Planning Area 8 is zoned R-60 (6,000 sq ft per lot minimum) for single-family homes, while Planning Area 7 features R-60 and R-90 (9,000 sq ft per lot minimum) zones. R-90 serves as a base zone for uses other than single family homes in the Twinbrook area – for example for Rockville High School - and there are no residential properties constructed to R-90 standards in the Twinbrook neighborhoods. Both R-60 and R-90 can serve as base zones for a Residential Townhouse (RTH) overlay zone, should a property owner wish to develop townhomes on an appropriate site.

Two multi-family garden-style apartment communities are located in the northern portion of the planning area close to the intersection of Baltimore Road and Twinbrook Parkway. The Forest Apartments occupies an 11.53 acre site and is zoned R-30, while The Woods Edge apartment complex occupies a 7.43 acre site and is zoned R-20.

The 1982 Twinbrook Neighborhood plan was aimed at maintaining and enhancing the residential character of the area. This Plan recommends retaining that commitment and seeks to ensure continued neighborhood viability and sustainability. Research, surveys and community input have indicated that, while Twinbrook residents appreciate the sense of community and access to amenities that their neighborhood affords, they have concerns about community maintenance and code enforcement issues. Lack of adequate code enforcement and overcrowding, together with parking, were considered to be major areas of weakness and threats to the community. On the more positive side, home improvement and expansion was regarded as a major area of opportunity.

There is concern that additions and infill development could alter the look and feel of the neighborhood. As land becomes more valuable, Twinbrook may also become the target of "teardowns", where the existing homes are replaced with houses that approach the maximum height and bulk allowed by the existing Zoning Ordinance. The Plan offers the

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opportunity to explore ways to help the neighborhoods retain their character, while ensuring that residents are able to maintain and enhance their homes.

Summary of Recommendations:

- Maintain the current residential R-60 zone within Planning Area 8.
- Maintain the current residential zoning within Planning Area 7.
- Support the development of a R-60 Twinbrook Zoning Overlay, which would enable residents to improve their properties, while maintaining the integrity of the neighborhood. For example, such a zone might allow for a relaxation of the front-setbacks to allow for covered, open front porches.
- Retain existing land use and zoning for churches and schools throughout the area. If the sites should redevelop in the future they should be retained for single-family residential use, as indicated on the Proposed Residential Land Use Map. (See maps.)
- Should individual neighborhoods choose, Neighborhood Conservation Districts could be created to carry out the goals of conserving neighborhood elements that contribute to neighborhood character and identity.
- Should The Forest and Woods Edge apartment complexes redevelop they should do so as a Planned Development that allows for a mixture of housing types and sizes. Preference should be given to a proposal that combined the two sites, thus increasing the opportunity for open space and additional desirable features.
- Should the garden apartment complexes on Twinbrook Parkway that lie within the County but border the City, be annexed into the City, the recommended land use would be mixed residential and, should they redevelop, they should do so as a Planned Development that would allow for a mix of housing types and sizes.

For the United Enterprises property on First Street, adjacent to the Civic Center:

- Confirm City Master Plan recommendation:
- “Retain R-60 zone and note environmental constraints for the property as portions of the site are within a stream valley or buffer and also may be within a floodplain.” However, should this site become available in the future, the City should purchase it for park land and steps should be taken to permanently protect it as parkland.

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For Twinbrook Swimming Pool:

- Confirm City Master Plan recommendation:
 - “Maintain the R-60 zone for single family housing on the Twinbrook Swimming Pool Corporation site if it is developed or acquire the site for additional park and green space to increase the size of the park.”

Should the City acquire the property for parkland steps should be taken to permanently protect it as parkland. Consideration should be given to retaining the swimming facilities for public use (*funded by the City of Rockville or by the City in partnership with Montgomery County.*)

For residential properties on Pier Drive that lie in both the City of Rockville and Montgomery County:

- Residential properties that straddle the City-County boundary line should be invited to annex the County portion of their sites into the City.

For Residential Maintenance and Code Enforcement:

- Increase public awareness regarding code enforcement and property maintenance by an increased outreach and multi-lingual education campaign to inform householders of the health and safety aspects of code enforcement, and the economic benefits of compliance, utilizing translators where needed in specific instances.
- Issue a Municipal Citation without a warning notice if there is a previous violation (weeds, trash, junk vehicles).
- Eliminate extensions where a property has a history of violations.
- Reduce or eliminate warnings for repeat violators for nuisance violations, such as high grass, junk cars, parking on grass, and trash.
- Maintain the current time allowed for abatement, 10 calendar days for trash/weeds and 30 calendar days for repairs.

Non-Residential

While very little of the Twinbrook area is zoned for non-residential uses, it occupies an important place in the community.

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Commercially Zoned Land

There are approximately 19.35 acres of commercially zoned land in the Twinbrook neighborhoods. The Veirs Mill Road corridor acts as both a common area and a dividing line between the two Twinbrook communities, and contains the main commercial area serving the neighborhood. Shopping centers are located on both sides of Veirs Mill Road, near the intersection with Atlantic Avenue and there is an additional small retail site on Atlantic Avenue. The area comprises 17.41 acres, with approximately 11 acres on the northern side of Veirs Mill Road, and the balance on the southern side of the road. It is zoned C-2, the City's general commercial zone, which allows for a wide range of goods and services. A variety of retail and office uses are allowed by right within the C-2 zone.

The Veirs Mill Road commercial area serves both the surrounding neighborhoods and customers from further afield. The community has expressed concern about the future viability of the neighborhood shopping centers, their security, appearance and maintenance, and the challenges they face in acting as "good neighbors" to the residential areas around them. The City is committed to providing its residents with accessibility to services, and the ability of local residents to walk to a neighborhood center reduces vehicular trips and both neighborhood and Town Center/Rockville Pike traffic congestion. These concerns have led staff to think about how the City might facilitate improvements to aging shopping centers within the City limits and, in addition, help them to become "good neighbors" to local residents. However, this area also offers the potential for accommodating a portion of the residential growth that is anticipated within the City, and the region, over the next twenty-five years. It could be redeveloped into an attractive neighborhood center that would provide a "gathering place" for the neighborhood while meeting citizens' retail and service needs. Office and residential uses could complete the "mix". This Plan therefore recommends that the existing C-2 commercial properties be re-zoned to a Mixed-Use Neighborhood Center Zone to create the conditions for such a center.

The Burgundy Shopping Center is a small neighborhood convenience center located at the intersection of Baltimore Road and First Street on the western boundary of the area. The 1.94-acre site is zoned C-1 Local Commercial, which is intended to allow small-scale, neighborhood oriented, goods and services

Industrially Zoned Land

The Twinbrook area has a relatively small service industrial area adjacent to the Twinbrook Metro Station. The Lewis Avenue I-2 Industrial area comprises four sites with a total land area of approximately 5.40 acres which is zoned I-2 (Light Industrial) the City's light industrial zone and it allows for a general mix of industrial uses including "any light manufacturing, processing or compounding use..." The Lewis Avenue

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businesses reflect this mix. The low-rise office buildings at 12720 and 12750 Twinbrook Parkway are zoned I-1 (Service Industrial). Service industrial uses constitute approximately 2% of the city's land base, and there are currently over two million square feet of service industrial space within Rockville. Many of the sites appear to have very little room for expansion, and the 1982 Twinbrook Plan recommended that the light industrial zone should not be permitted to expand in size or height.

Industrial land in this area is valuable. State assessments show that the land on Lewis Avenue is more valuable per acre than similarly zoned land in other parts of the City. Properties in the area are fully leased and appear to work to the benefit of both their owners and tenants. Industrial land on Lewis Avenue has a similar value to industrially zoned land just south of the City limits in Montgomery County.

Many in the community value the Lewis Avenue businesses and believe that the service nature of the area should be retained. However, this area offers the potential to absorb some of the population growth that is anticipated in the next twenty years. A shift towards a mix of uses is an emerging trend, and property owners and developers are starting to look towards maximizing the value of existing sites for redevelopment. Sites that are adjacent to Metro are proving to be especially attractive for residential development.

This Plan recommends that the City should develop a Mixed Use Industrial zone for existing industrially zoned areas, specifically the Lewis Avenue I-2 zone and the Ardennes Avenue/Twinbrook Parkway I-1 and O-1 zoned areas. This new zone should allow suitable industrial uses to continue, while allowing a transition to a mix of uses. Montgomery County is recommending a similar zoning category for the light industrial area that lies to the south of Twinbrook Parkway.

Summary of Recommendations

For Re-zoning and Redevelopment:

- The City of Rockville should formulate a comprehensive Redevelopment Policy with appropriate incentives for the redevelopment of specified areas.

For the properties on Veirs Mill Road:

- Develop a Mixed-Use Neighborhood Center Zone for application in the C-2 Veirs Mill Road commercial area.
- Consider the use of a Floating Zone in this area if the City adopts such a mechanism.

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- Establish Form-Based design standards unique to the Veirs Mill Road commercial area.

For the properties on Lewis Avenue, Halpine Road and Twinbrook Parkway/Ardennes Avenue:

- The Lewis Avenue and Ardennes Avenue/Twinbrook Parkway properties that are currently zoned for industrial and office uses should remain part of the City's Planning Area 8.
- Develop a Mixed Use Industrial zone for existing industrially zoned areas; specifically the Lewis Avenue I-2 zone and the Ardennes Avenue/Twinbrook Parkway I-1 and O-1 zoned areas.
- Consider the use of a Floating Zone in this area if the City adopts such a mechanism.
- Establish Form-Based design standards unique to the Lewis Avenue and Ardennes Avenue/Twinbrook Parkway areas.
- Should the Meljay-Uniwest proposal not proceed, consideration should be given to combining the site with adjacent properties and rezoning to the same zone as those abutting that are currently zoned I-1. (After August 2008 when five years since annexation has elapsed.)
- If the five sites that comprise this area on Ardennes Avenue are assembled into one property, the two properties currently under County jurisdiction should be annexed into the City.

For the grandfathered property on Halpine Road:

- 5956 Halpine Road (the "Taylor" property) should retain the R-60 zone. (The existing land use for the "Taylor" property is "Detached Residential" but the site would offer the opportunity for an attractively landscaped walkway, or open space, between the community and the Twinbrook Commons development, should it become available at some time in the future.)

For the Burgundy Center on Baltimore Road:

- Promote the physical improvement of the Burgundy Center. Should the Center redevelop it should do so within the current C-1 Development Standards, i.e. it should be no more than 30 feet high, include no more than two stories and have a maximum Floor Area Ratio (FAR) of 1.0.

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For on-going maintenance and management of the commercial and industrial areas:

- The City should review its policies towards neighborhood commercial centers, with a view towards strengthening the relationships between the business and residential communities, and the City.
- Maintain and enhance Community Enhancement enforcement of City's commercial property maintenance regulations.
- Develop City of Rockville business and commercial recycling program.
- Encourage business and property owners to work closely with the City of Rockville Police and to take proactive steps to reduce loitering, drunkenness and other undesirable behavior.
- The City should explore the possibility of establishing a City of Rockville Police sub-station in the Veirs Mill Road commercial area.
- The City should give consideration towards using vacant commercial space in the Veirs Mill Commercial area for community use, especially for teenagers and senior citizens.
- Request REDI to include Twinbrook service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville.
- Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to retailers in Twinbrook.
- Implement a City-sponsored façade improvement loan program for neighborhood businesses.
- Work with business and property owners to enhance the mix of stores and restaurants.

TRAFFIC AND TRANSPORTATION

The Twinbrook neighborhoods are bounded by arterial roads carrying a large volume of both local and non-local commuter traffic. Rockville Pike, Norbeck Road, and Twinbrook Parkway carry the largest percent of this traffic and form a boundary around the two neighborhoods. Veirs Mill Road bisects the area, and is an important cross-county link between Silver Spring, Wheaton and the City of Rockville. The

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neighborhood's internal circulation system is largely dictated by the land use pattern, and is designed to direct traffic on to a limited number of collector routes. Traffic backups occur at the limited number of entrance and exit points.

Major improvements, such as intersection improvements at First Street and Veirs Mill Road and the Veirs Mill Road Bus Rapid Transit Plan (BRT) being considered by the State of Maryland also bring challenges to the neighborhood, and should provide additional impetus for commercial and streetscape improvements in the corridor.

Several large developments, such as Twinbrook Commons and the Rockville Town Center will be completed in the near future and it will be important to limit any negative impacts that these developments may have on the Twinbrook neighborhoods.

Traffic and transportation issues are a major concern for the community. Residents are worried about both the volume and speed of traffic on the major roads and through the community, with vehicles cutting through the neighborhood being a primary concern.

Summary of Recommendations

City

Neighborhood Traffic

- Implement improvements to Baltimore Road (as recommended in City's Capital Improvements Program) without widening the roadway.
- Support and expand school safety initiatives.
- Support a City of Rockville circulator trolley along Veirs Mill Road and Rockville Pike to increase connections between the Twinbrook neighborhoods, the Rockville Town Center and Twinbrook Commons.
- Study impact of commercial traffic on neighborhood streets, particularly Halpine Road and Lewis Avenue.
- Study feasibility of a one-way circulation system through Planning Area 8 neighborhoods (Crawford Drive – Lewis Avenue).
- Study feasibility of additional traffic calming measures on Edmonston Drive.
- Review pedestrian crossing and four-way stop at Woodburn and Baltimore Roads to ensure that it is working as intended.
- Review entrance and exit configuration at the Burgundy Shopping Center.

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- Continue to install bus shelters throughout the community.
- During build-out, as each phase is completed, and after construction of Twinbrook Commons, conduct regularly scheduled monitoring of traffic within the Twinbrook neighborhood to determine if additional traffic calming measures are warranted on the affected roads. Recommend and support pedestrian safety and traffic calming measures on Primary Residential Class 1 roads (Baltimore Road and Twinbrook Parkway) and Primary Residential Class 2 roads (Edmonston, Broadwood, Grandin/Nimitz Aves in Planning Area 7 and Halpine Road and Ardennes and Lewis Aves in Planning Area 8).

Bikeway and Pedestrian

- Improve street lighting throughout the neighborhoods.
- Study alternatives to Veirs Mill Road for planned neighborhood and shared-use bikeways to link Town Center with Rock Creek Park. *(Consider Rockcrest Park as a bikeway/pedestrian way. Upgrade path and install environmentally friendly street lighting.)*
- Study the feasibility of a pedestrian bridge across the CSX/Metro tracks at Halpine Road to link the neighborhood with the Rockville Pike area.
- Support and expand school safety initiatives, including installation of missing sidewalks.
- Establish dedicated pedestrian routes, with markings, throughout the neighborhood.
- Study the feasibility of a pedestrian bridge across the CSX/Metro tracks to link the neighborhood with the Rockville Pike area.
- Support the construction of a pedestrian crosswalk on Twinbrook Parkway at Linthicum Street.

Parking

- Encourage the use of permit parking on primary and secondary residential streets throughout the neighborhood to minimize the threat of parking encroachments. (Limit the number of permits to 3 per household. Exceptions may be made on a case by case basis.)

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- Encourage incentives, such as an expansion of the City's successful apron program, to implement off-street parking in an environmentally friendly fashion.

Alleys

- Existing alleys should be retained.

Montgomery County

- Review hours of service and frequency of Ride-On bus service as Twinbrook Commons develops. Encourage bus ridership.
- Support construction of Montrose Parkway East.

State of Maryland

- Install traffic signal at Veirs Mill Road and Broadwood Drive.
- Review phasing of traffic signals on Veirs Mill Road, and at the intersection of Twinbrook Parkway and Veirs Mill Road.
- Study sight distances and implement signage and street markings on access roads into and out of neighborhoods from Veirs Mill Road via service roads.
- Support the construction of a Gude Drive/I-270 interchange and interchange improvements at Gude Drive/MD355. When these improvements are completed redesignate Gude Drive as MD28.
- Support improvement of intersection of Veirs Mill Road and First Street (MD28/MD 586 interchange) only as part of a corridor-based initiative. Project should ensure that pedestrian and bicycle connectivity is enhanced.
- City and State should work to improve the physical appearance of the Veirs Mill Road commercial area, between Midway Avenue and Twinbrook Parkway, by installing additional trees and landscaping elements.
- If adopted, an enhanced transit system should be implemented in a way that does not have an adverse impact on the neighborhoods and does not result in an increase in cut-through traffic. Any transit improvement on Veirs Mill Road should be within the existing right-of-way. A circulator trolley linking Twinbrook to the Town Center would be the preferred transit solution.
- Support an enhanced transit stop at Veirs Mill Road and Twinbrook Parkway.

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- Study feasibility of reducing speed limit on Norbeck Road.

Noise

- Support implementation of Citywide Comprehensive Transportation Noise Policy, including the installation of noise reduction surfaces.
- Establish design standards within the Rockville Pike and Twinbrook Metro Performance Zone Plans to mitigate reflective noise from buildings abutting railroad tracks.
- Monitor Montgomery County effort to implement a railroad “Quiet Zone” in Kensington to determine whether similar action should be recommended for Randolph Road.
- Recommend slower train speeds through residential areas.

THE ENVIRONMENT

The Plan provides an overview of the existing environmental settings and natural resources for the Twinbrook community and establishes goals and methods on how to enhance and preserve them. Sustainable practices are recommended for the neighborhood so that parks, open space, streams and tree canopy will exist for future generations.

Twinbrook residents have indicated that they value their environment, appreciate the number of trees within the neighborhood and enjoy their access to recreational facilities and green space. However, several areas of concern were raised by citizens, were identified by staff and the Advisory Group, or have emerged in subsequent discussions. These issues include flooding, storm water management and tree maintenance.

Summary of Recommendations

- Review the Rock Creek Watershed Study to ensure that storm water management, flood control and stream restoration are adequate and safe.
- Encourage homeowner and citizen association participation with the City of Rockville’s storm water quality educational and outreach opportunities.
- Encourage Neighborhood Associations to work with City of Rockville staff to educate affected homeowners on the importance of stream buffers.

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- Report locations of drainage problems to the Department of Public Works to help to determine patterns and facilitate future mitigation.
- Explore the possibility of conservation easements for suitable properties.
- Recommend prompt removal of diseased trees, even if they cannot be replaced immediately.
- Support retention and expansion of the urban tree canopy through full funding for tree removal and replacement.
- Encourage citizen participation in the reforestation effort.
- Develop and implement a permanent protection policy for City-owned parkland.
- The City of Rockville should use environmentally friendly dark sky shielded lighting systems when replacing street and park lights.
- Develop City of Rockville business and commercial recycling program.
- Support implementation of Citywide Comprehensive Transportation Noise Policy.

COMMUNITY FACILITIES: RECREATION, PARKS AND OPEN SPACES

The City provides the majority of the public services and facilities in the neighborhood. Responsibility for services such as education, fire/rescue, and libraries lies with Montgomery County, which is also responsible for a network of human service agencies and programs situated in the study area.

Demographic indicators show that the area is becoming increasingly multi-cultural. This change has an impact on both the kinds of social services that are required, and also on the kinds of recreational activities that appeal to a changing population. Flexible space is required – both indoors and outdoors - that can be programmed to serve the needs of different population groups.

The total parkland for the City is approximately 793 acres, excluding Redgate Golf Course. Using the 2000 census data, the population for the entire City (47,388), which equates to 16.7 acres of parkland per 1000 population. One-quarter of the City's parkland is located in Planning Areas 7 and 8.

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The two planning areas have approximately 200 acres of public open space: approximately 21 acres in Planning Area 8, south of Veirs Mill Road, and around 180 acres, including the 153 acres Civic Center Park, in Planning Area 7. Ball fields, playing courts, and picnic areas are located throughout the planning areas. In addition, two large cemeteries provide some measure of open space.

The 2000 U.S. Census puts the total population of Planning Areas 7 and 8 at 10,847, which equates to 18.2 acres of parkland per 1000 population. This exceeds the national standard of 10 acres per 1000 population as set by the National Recreation & Parks Association guidelines. But these statistics can be misleading. In Planning Area 8 alone, the 5,414 residents (2000 U.S. Census) share 21 acres, or approximately 3.8 acres per 1000 population, while in Planning Area 7, with a similar population (5,433 2000 U.S. Census) there are more than 33 acres per 1000 population.

The Twinbrook Commons development will provide some measure of open space, but not recreational open space, such as ball fields, and there are very few opportunities within the area to create additional open space. The City and the neighborhood associations should investigate possible open spaces of whatever size for pocket parks, especially near the Twinbrook Metro Station.

A permanent protection mechanism such as a system of conservation easements or an Open Space Zone would add an additional layer of protection to City parkland, because it would have to be re-zoned in order for building to proceed. Consideration should be given to the creation of a mechanism to protect City-owned parkland so that future residents may continue to enjoy it.

Summary of Recommendations

- Develop and implement a Recreation and Parks Long Range Plan for all City-owned facilities.
- Develop and implement a permanent protection mechanism for City-owned parkland.
- Provide funding for the Park Land Acquisition Fund.
- Create a system of conservation easements for properties identified as suitable (see Chapter 6 – The Environment).
- Expand the Twinbrook Community Center to accommodate the current needs, and to help provide additional space and activities for the community.
- Consider building community facilities in currently under-developed neighborhood parks.

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- Consider leasing commercial or institutional space in order to provide amenities and programs for residents in the Twinbrook area:
 - Expand activities for seniors within the Twinbrook neighborhoods.
 - Expand activities for teens, with free and low cost activities for teenagers, in the Twinbrook neighborhoods.
- Establish a formal City of Rockville Recreation and Parks Scholarship Program that encourages individual and corporate giving.
- Fully fund the improvements in the Civic Center Long Range Plan to ensure that the property is sustainable and accessible for current and future residents.
- Undertake a review of the City's Recreation and Parks Cost-Recovery policy to determine what adjustments might be required to meet the needs of all residents of the Twinbrook community.
- Review whether using the majority of the space at the Rockcrest Recreation Center for ballet is the most appropriate use to meet the community's current and future needs.
- Consider a review of the Montgomery County Twinbrook Library to determine if this heavily utilized facility is meeting the community's needs, and when additional space will be needed.
- Do not locate any additional Montgomery County service centers, such as those at Lone Oak and Broome, in the Twinbrook neighborhoods.

IMPLEMENTATION STRATEGIES

The Advisory Group made a special effort to coordinate its recommendations within the overall needs of the community, and not just address each planning element separately. Each of the subject chapters in our Plan was considered in the context of all other chapters. To guide our deliberations, we developed a series of five "catalysts" to guide us as we worked with the traditional planning elements. These catalysts are fully explained in Chapter Eight - Implementation as we wrestled with how to implement our recommendations. The following synopsis chart will be helpful in understanding how our Twinbrook Neighborhood Plan is organized.

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**Twinbrook Neighborhood Plan
Summary of Catalysts used in Cross Referencing
Traditional planning Elements**

Catalyst Number 1	Summary of Project	How and When	Who and What	Outcomes and Benefits
<i>Maintain and enhance the residential character of the Twinbrook neighborhoods to ensure continued viability and sustainability.</i>	Develop zoning language and establish standards for a R-60 (Twinbrook) Overlay Zone for the Twinbrook neighborhoods.	One – three years	Citizens/residents from the Twinbrook neighborhoods. City staff. Qualified housing design consultant	Consideration should be given to whether it might be appropriate to develop two Overlay Zones: R-60 (Twinbrook Planning Area 7) and R-60 (Twinbrook Planning Area 8) to reflect the different building styles in each Planning Area. Develop a Pattern Book that illustrates the existing housing types and streetscapes and make recommendations for compatible additions, accessory uses and infill homes.
Catalyst Number 2	Summary of Project	How and When	Who and What	Outcomes and Benefits
<i>Maintain, upgrade and acquire publicly owned land to ensure that recreational opportunities, public accessibility and the natural environment</i>	Develop and Implement a comprehensive Parks and Public Spaces Plan for the Twinbrook neighborhoods to improve and increase the public realm. Facilitate pedestrian and bicycle access	One – three years	City staff: Planning, Recreation and Parks, Public Works. Twinbrook citizens. (Include and/or consult with Montgomery County, Maryland SHA, etc.)	Enhance neighborhood quality by improving both the appearance and the functioning of the streetscape to link the community together. Increased open space and recreational opportunities, closer to new population

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<i>enhance the quality of life for all residents.</i>	<p>across Twinbrook Parkway, Veirs Mill Road and the CSX and Metro Railroad tracks.</p> <p>Develop a comprehensive plan for intra-neighborhood pedestrian and bicycle access.</p>		<p>A systematic review of how the public buildings and facilities in the Twinbrook neighborhoods are used. This review should be part of a comprehensive public space plan.</p> <p>Complete an inventory identifying and quantifying existing greenspace, and potential greenspace opportunities, for pocket parks, tot lots and additional buffering, which can act as a blueprint for the creation of a comprehensive public space plan.</p> <p>Identify funding sources.</p>	<p>centers.</p> <p>Greater access to recreational, social and commercial facilities.</p>
Catalyst Number 3	Summary of Project	How and When	Who and What	Outcomes and Benefits
<i>Promote the renewal of the Twinbrook neighborhood commercial areas.</i>	<p>Develop a Mixed-Use Neighborhood Center Zone for application in the C-2 Veirs Mill Road commercial area.</p> <p>Establish Form-Based design standards unique to the Veirs Mill Road commercial area.</p>	One – five years	RORZOR, City staff (and a qualified consultant) should develop zoning language and establish standards for Mixed-Use Commercial zone to replace the City's C-2 general commercial zone. New zone should	The replacement of maturing single-use commercial areas with a mixed-use neighborhood center that would provide additional residential options, together with a wide range of goods and services to serve the neighborhood.

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	<p>Connect Atlantic Avenue through the Shopping Center to McAuliffe Drive to create two developable blocks.</p> <p>Implement as a Floating Zone. Conditions should be met before zone is mapped.</p> <p>If Maryland SHA proceeds with an enhanced transit system, review area as a transit hub.</p>		<p>allow a mix of residential and commercial uses.</p> <p>Working group of residents, property owners, business owners, City Staff and a qualified design consultant should develop Form Based design standards for the area. (Include and/or consult with Montgomery County and SHA)</p>	
Catalyst Number 4	Summary of Project	How and When	Who and What	Outcomes and Benefits
<i>Promote the renewal of the Twinbrook neighborhood industrial areas.</i>	<p>Develop a Mixed-Use Industrial Zone for existing industrially zoned areas, specifically the Lewis Avenue I-2 zone and the Ardennes Avenue/Twinbrook Parkway I-1 zoned areas.</p> <p>Establish Form Based Design standards unique to the Lewis Avenue and the Ardennes Avenue/Twinbrook Parkway areas.</p> <p>Implement as a Floating Zone. Conditions should be met before zone is mapped.</p>	One – five years.	<p>Residents from Twinbrook, property owners, business owners, City staff and a qualified design consultant. (Include and/or consult with the JBG Company, Montgomery County, WMATA.)</p>	<p>Improve transitional area between Metro/Twinbrook Commons and the Twinbrook neighborhoods. Retain uses that serve community while expanding allowable uses to enable owners to maximize on their location.</p>

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Catalyst Number 5	Summary of Project	How and When	Who and What	Outcomes and Benefits
<i>Promote improvement of the Burgundy commercial area.</i>	<p>Seek ways to improve the physical plant and traffic circulation at the Burgundy Shopping Center.</p> <p>Should the Center redevelop it should do so within the existing C-1 Development Standards.</p>	One – five years.	Residents from Burgundy Estates, Rockwood and Silver Rock subdivisions, the property owner, business owners, City staff working with qualified consultants. (Include and/or consult with Montgomery County and the SHA.)	<p>Improve the shopping center and immediate surrounding areas.</p> <p>Increase shopping center's value and desirability to leasers, thereby improving range of stores, goods and services offered.</p>

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Recommendations for Further Study

While we recognize that this Plan is intended as a long-term plan to guide the Twinbrook neighborhoods over the next twenty to twenty-five years, certain items require more immediate attention. It is essential that action on the following items be initiated in the next two to three years.

- *Develop a R-60 (Twinbrook) Overlay Zone.*
- *Develop a Mixed-Use Neighborhood Center Zone for application in the Veirs Mill Road/Atlantic Avenue commercial area.*
- *Develop a Mixed-Use Industrial Zone for existing industrially zoned areas; specifically the I-2 zoned Lewis Avenue industrial area and the I-1 zoned Ardennes Avenue/Twinbrook Parkway industrial area.*

City-wide issues that affect the implementation of this Plan

- *Develop an Open Space Zone.*
- *Develop a City redevelopment policy.*
- *Develop City policy on industrial land.*
- *Develop City policy on retail properties.*
- *Review the City's Housing Policy to determine whether the current MPDU program is meeting current and future housing needs.*
- *Develop a residential zone that allows a mix of housing styles, single family, town home and multi-family and some neighborhood commercial service. (Similar to PRU?)*
- *Review policy on citywide retail sector, with focus on retail centers that abut residential neighborhoods.*
- *Develop City policy regarding residential uses abutting major highways.*
- *Establish design standards within Rockville Pike and Twinbrook Metro Performance Zone Plans to mitigate reflective noise from buildings abutting railroad tracks.*
- *Review impact of Recreation and Parks Cost-Recovery Policy on neighborhood amenities and services.*
- *Fund Park Land Acquisition Fund within City's Capital Improvements Program.*
- *Encourage review of impact of Community Policing Policy.*
- *Ensure adequate Inspection Services staffing levels.*
- *Strengthen City's residential property maintenance codes.*
- *Develop City of Rockville business and commercial recycling program.*
- *Request REDI to include citywide or neighborhood service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville.*

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- *Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to retailers in all parts of the City.*
 - *Develop a City-sponsored façade improvement loan program for neighborhood businesses.*

Twinbrook Neighborhood Plan Advisory Group

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